

For Sale

80,000± Sq. Ft. Modern Office Building



505 Washington Avenue
St. Louis, MO 63101

Sale Price: \$4,300,000.00 (\$53.75/Sq. Ft.)

Contact: Patrick T. McKay
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- Prominent Downtown St. Louis Location (**Broadway & Washington**)
- Lower Level Plus 3 Stories
- 20,000± Sq. Ft. Floor plates
- Located in an Opportunity Zone
- Approved for Historic Tax Credits
- 8 Year Old TPO Roof
- 8 Year Old HVAC Systems
- 2 Blocks to Gateway Arch Grounds
- 2 Blocks to Convention Center
- 1 Block to Metro Link Station
- Numerous Nearby Parking Options
- Beautiful Terrazzo Flooring Throughout
- **Fantastic Redevelopment Opportunity in Heart of Downtown St. Louis**

Office

Industrial

Retail

Institutional


Investment

Management



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